

COLORADO REGISTERED APPRAISER

Real estate appraisal education programs completed for credit toward this requirement shall demonstrate coverage of all the following topics, with emphasis on basic appraisal principles and procedures:

Required Topic Coverage

- I. Influences on real estate value
- II. Legal considerations in appraisal
- III. Types of value
- IV. Economic principles
- V. Real estate markets and analysis
- VI. Valuation process
- VII. Property description
- VIII. Highest and Best Use analysis
- IX. Appraisal statistical concepts
- X. Sales comparison approach
- XI. Site value
- XII. Cost approach
- XIII. Income approach
- XIV. Valuation of partial interests
- XV. Appraisal standards and ethics

Recommended Division Appraisal Courses

- APR 108: Introduction to Appraisal (22 hrs.)
- APR 101: Market Approach to Value (34 hrs.)
- APR 102: Cost Approach to Value (34 hrs.)
- APR 615: National USPAP Course (15 hrs.)

Additional Division Appraisal Courses

- APR 010: Vacant Land, Present Worth (20 hrs.)
- APR 410: Ag Land and Rural Structures (22 hrs.)
- APR 103: Income Approach to Value (34 hrs.)

Real estate appraisal education	At least 75 classroom hours of real appraisal education including 15 hours of the Uniform Standards of Professional Appraisal Practice.
Real estate appraisal experience	None
Appraisal license examination	Any person wishing to apply for any appraiser's license shall achieve a passing score on the appropriate level of examination with the testing service designated by the Board.

PSI Examination Services and the Appraisal Standards Board have developed the examinations for Colorado.

For additional information on license requirements go to the Colorado Board of Real Estate Appraisers web site. <http://www.dora.state.co.us/real-estate/appraisr/appraiserindex.htm>.